

LINE LEGEND

- Approx. Mean Low Water
- Bottom of Bank
- Top of Bank
- Toe of Investigative Fill
- Limit of Clearing
- Rail Road Tracks
- Property Line
- Right Of Way & Denial of Access Line
- Building
- Edge of Pavement
- Fence Line

POINT LEGEND

- Power Pole
- Steel "H" Post
- 4" Steel Cased CMF
- Property Corner

Rail Road Right-Of-Way Description

Commencing at the southerly intersection of the Right-Of-Way and Parcel boundary, said point being the POINT OF BEGINNING, thence N 18°32'32" E, a distance of 102.69' to the point of curvature of a tangent curve, concave to the west, having a radius of 452.50' and a central angle of 58°54'04"; thence northerly along said curve, a distance of 465.18'; thence N 40°21'32" W, a distance of 469.68' to the point of curvature of a tangent curve, concave to the southwest, having a radius of 457.19' and a central angle of 10°19'03"; thence northwesterly along said curve, a distance of 82.33' to a property corner; thence N 7°12'43" E, a distance of 23.42' to the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 477.19' a central angle of 11°48'44", and a chord of 98.20' bearing S 46°15'54" E; thence southeasterly along said curve, a distance of 98.38'; thence S 40°21'32" E, a distance of 469.68' to the point of curvature of a tangent curve, concave to the west, having a radius of 472.50' and a central angle of 53°49'53"; thence southeasterly along said curve, a distance of 443.93'; thence S 25°41'41" W, a distance of 145.78' to the POINT OF BEGINNING; said described tract containing 0.49 Acres, more or less.

REFERENCED PLANS

- A Plan Prepared by Vandemark & Lynch, Inc. entitled "Property of Philadelphia, Baltimore and Washington Railroad Company about to be conveyed to State of Delaware, Cherry Island Marsh" dated September 2, 1971 and last revised November 11, 1972.
- A Plan Prepared by Vandemark & Lynch, Inc. entitled "Final Plat, Brandywine Industrial Complex" dated October 21, 1986, last revised December 22, 1986, MicroFilm No. 8558.
- Deimarva Power & Light Co. Drawing B4-8 entitled "Property Acquired from George A. Talley Near E. Fourth Street, City of Wilmington, New Castle County Del." dated January 17, 1927 and last revised March 14, 1975.
- Deimarva Power & Light Co. Drawing B4-12 entitled "Property Acquired from Manor Real Estate & Trust Co." dated May 25, 1952, last revised March 14, 1975.
- State Highway Contract 65-03-005 (Federal Aid Project No. I-495-3(2)) Sheet No.s 6, 7, 7A, 8 & 24.

NOTES:

- The purpose of this plan is to show the property lines for Tax Parcel 26-045.00-014 and Tax Parcel 26-045.00-019, portions of which are currently under investigation by the EPA. This survey was performed by SECI as a subconsultant to Weston under USEPA SATA Contract 68-S5-3002.
- Global Positioning System (GPS) control provided by Northstar Surveys, Inc. (as subcontractor to Stephens Environmental Consulting, Inc.) based on Delaware State Plane Coordinate System Coordinates. Bearings are referenced to State Plane Grid North.
- Based on the Certified Abstract of Record of Proceedings T-85-386 Civil Action No. 5151, 1971, Tax Parcel 26-045.00-014 consists of 5 separate parcels as listed in that record follows:

Description No. 1	Deed Area = 4.523 Ac.	Plan Area = 4.52 Ac.
Description No. 2 Parcel No. 1	Deed Area = 11.98 Ac.	Plan Area = 12.18 Ac.
Description No. 3 Parcel No. 2	Deed Area = 0.21 Ac.	Plan Area = 0.21 Ac.
Description No. 4	Deed Area = 0.052 Ac.	Plan Area = 0.06 Ac.
Description No. 5	Deed Area = 0.717 Ac.	Plan Area = 0.72 Ac.

All Taken in fee by the State of Delaware.
- The Tax Map erroneously shows part of the parcel described by Deed S-83-866 N.O.F. State of Delaware, as part of Tax Parcel 26-045.00-014 and part as undifferentiated right of way of 12th Street. All of this parcel is shown hereon and included with Tax Parcel 26-045.00-014 for clarity. Two courses along the adjoining Brandywine Industrial Complex were subsequently revised by Van de Mark and Lynch (MF 8558).
- Few monuments were recovered during the field work, presumably due to burial or destruction.
  - A fallen 4" diameter round steel encased concrete monument was found near the southern corner of Tax Parcel 26-045.00-019 near the plan corner.
  - A stable, in-lact 4" diameter round steel encased concrete monument was found along the division line between Parcel 26-045.00-014 and Parcel 26-052.00-008 at the approximate location of an "iron pin" called for as set by S. H. Bennett on DP&L Plan B4-8.
  - A 4" diameter steel encased concrete monument was found leaning at the southwestern corner of the adjoining DP&L property, Tax Parcel 26-052.00-008.
  - An iron pipe with a cap labelled Van de Mark & Lynch, Inc. was recovered (and held) at the northwestern corner of Parcel C, Brandywine Industrial Complex at the intersection of Rosemont and 12th Street.

Revision #	Date	By	Reference #
STEPHENS ENVIRONMENTAL CONSULTING, INC. ALL RIGHTS RESERVED			
SHEET # 1 OF 2			
TAX PARCELS: 26-045.00-014, 019 (and part of 017)			

Stephens Environmental Consulting, Inc.			
145B Horse Shoe Road, Rising Sun, MD 21911			
Phone: (410) 658-7298 Fax: (410) 658-6997			
Plan of Property For			
Tax Parcel 26-045.00-014, 019			
(and part of 017)			
City of Wilmington, New Castle County, Delaware			
PROJECT #	W.O. 351.SA	DATE	NOVEMBER 29, 1999
DRAWN BY	WES/CVB	DRAWING #	351GPS/PCS
CHECKED BY	WES	APPROVED BY	WES/RZ



Professional Land Surveyor

PLAN

SCALE: 1" = 100'

**LINE LEGEND**

Rail Road Tracks

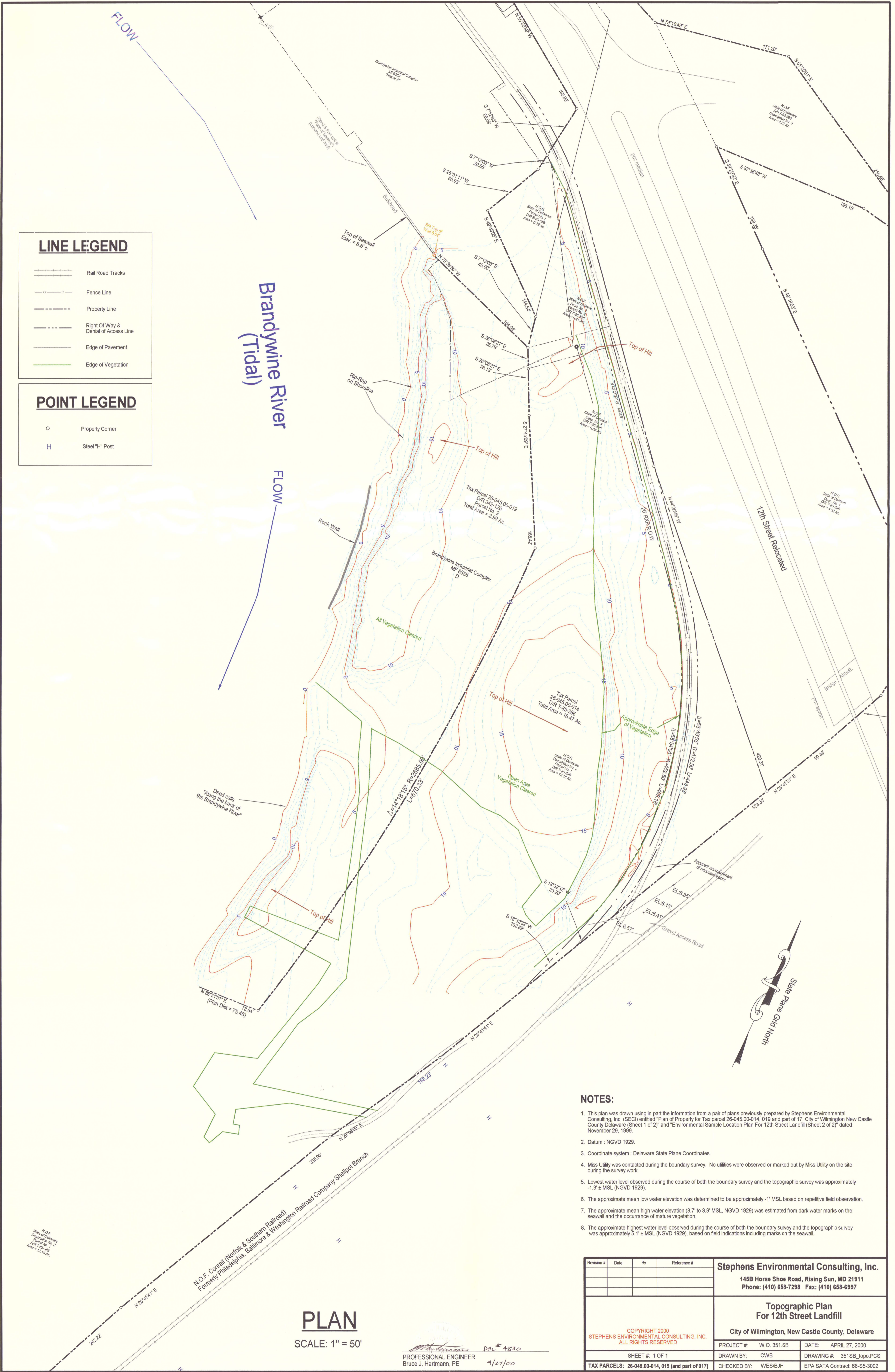
Fence Line

Property Line

Right Of Way & Denial of Access Line

Edge of Pavement

Edge of Vegetation

**POINT LEGEND** Property Corner Steel "H" Post

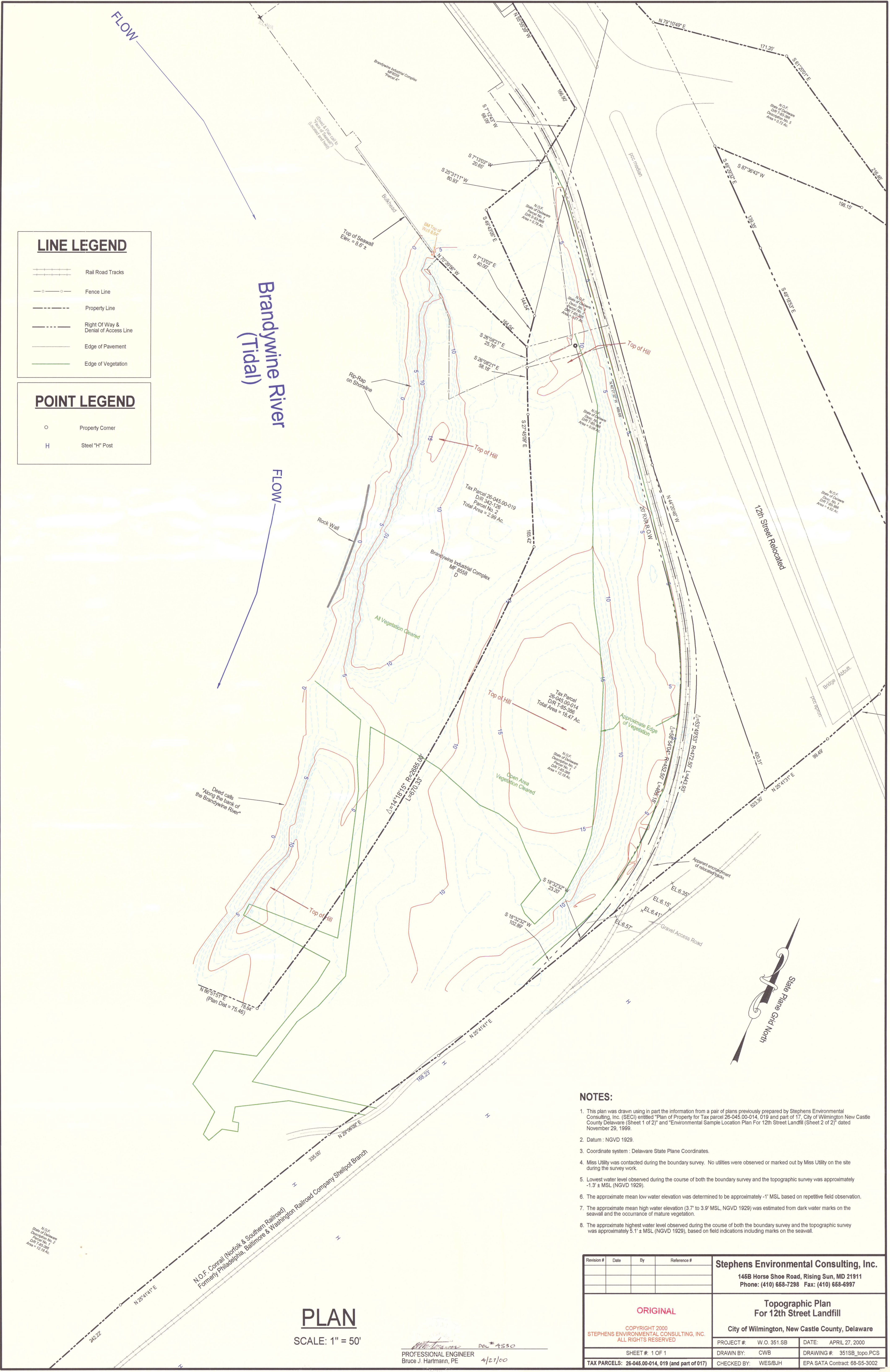
- NOTES:**
- This plan was drawn using in part the information from a pair of plans previously prepared by Stephens Environmental Consulting, Inc. (SECI) entitled "Plan of Property for Tax parcel 26-045.00-014, 019 and part of 17, City of Wilmington New Castle County Delaware (Sheet 1 of 2)" and "Environmental Sample Location Plan for 12th Street Landfill (Sheet 2 of 2)" dated November 29, 1999.
  - Datum : NGVD 1929.
  - Coordinate system : Delaware State Plane Coordinates.
  - Miss Utility was contacted during the boundary survey. No utilities were observed or marked out by Miss Utility on the site during the survey work.
  - Lowest water level observed during the course of both the boundary survey and the topographic survey was approximately -1.3' ± MSL (NGVD 1929).
  - The approximate mean low water elevation was determined to be approximately -1' MSL based on repetitive field observation.
  - The approximate mean high water elevation (3.7' to 3.9' MSL, NGVD 1929) was estimated from dark water marks on the seawall and the occurrence of mature vegetation.
  - The approximate highest water level observed during the course of both the boundary survey and the topographic survey was approximately 5.1' ± MSL (NGVD 1929), based on field indications including marks on the seawall.

Revision #	Date	By	Reference #
Stephens Environmental Consulting, Inc.			
145B Horse Shoe Road, Rising Sun, MD 21111			
Phone: (410) 658-7298 Fax: (410) 658-6997			
Topographic Plan			
For 12th Street Landfill			
City of Wilmington, New Castle County, Delaware			
PROJECT #:	W.O. 351.SB	DATE:	APRIL 27, 2000
DRAWN BY:	CWB	DRAWING #:	351SB_topo.PCS
CHECKED BY:	WES/BJH	EPA SARA Contract:	68-S5-3002
TAX PARCELS: 26-045.00-014, 019 (and part of 017)			

**PLAN**  
SCALE: 1" = 50'

PROFESSIONAL ENGINEER  
Bruce J. Hartmann, PE

DESIGN # 4530  
4/27/00



- NOTES:**
- This plan was drawn using in part the information from a pair of plans previously prepared by Stephens Environmental Consulting, Inc. (SEC) entitled "Plan of Property for Tax parcel 26-045.00-014, 019 and part of 17, City of Wilmington New Castle County Delaware (Sheet 1 of 2)" and "Environmental Sample Location Plan For 12th Street Landfill (Sheet 2 of 2)" dated November 29, 1999.
  - Datum : NGVD 1929.
  - Coordinate system : Delaware State Plane Coordinates.
  - Miss Utility was contacted during the boundary survey. No utilities were observed or marked out by Miss Utility on the site during the survey work.
  - Lowest water level observed during the course of both the boundary survey and the topographic survey was approximately -1.3' ± MSL (NGVD 1929).
  - The approximate mean low water elevation was determined to be approximately -1' MSL based on repetitive field observation.
  - The approximate mean high water elevation (3.7' to 3.9' MSL, NGVD 1929) was estimated from dark water marks on the seawall and the occurrence of mature vegetation.
  - The approximate highest water level observed during the course of both the boundary survey and the topographic survey was approximately 5.1' ± MSL (NGVD 1929), based on field indications including marks on the seawall.

Revision #	Date	By	Reference #
Stephens Environmental Consulting, Inc.			
145B Horse Shoe Road, Rising Sun, MD 21911			
Phone: (410) 658-7298 Fax: (410) 658-6937			
ORIGINAL			
COPYRIGHT 2000 STEPHENS ENVIRONMENTAL CONSULTING, INC. ALL RIGHTS RESERVED			
SHEET # 1 OF 1		DRAWN BY: CWB	
TAX PARCELS: 26-045.00-014, 019 (and part of 017)		CHECKED BY: WES/BJH	
PROJECT #:		DATE:	
W.O. 351.SB		APRIL 27, 2000	
DRAWING NO:		EPA S&T Contract:	
351SB_topo.PCS		68-S5-3002	